

IN RE: PETITION FOR ZONING VARIANCE  
 N/S Fuselage Avenue, 40' W of  
 Right Elevator Road  
 (631 Fuselage Avenue)  
 15th Election District  
 6th Councilmanic District  
 Frank D. Fiori, et ux  
 Petitioners

\* BEFORE THE  
 \* DEPUTY ZONING COMMISSIONER  
 \* OF BALTIMORE COUNTY  
 \* Case No. 91-503-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioners herein request a variance from Section 415.A.1 to permit a recreational vehicle (boat and trailer) to be located in the front and side yard in lieu of the required rear yard and 8 feet from the rear of the front foundation wall, and to amend the final development plan of Golden Tree, Section 4, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, Frank and Diane Fiori, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 631 Fuselage Avenue, consists of 6,000 sq.ft. zoned D.R. 5.5 and is improved with a single family dwelling. Petitioners are desirous of parking a 16' Astro aluminum bass fishing boat in the front/side yard in the location shown on Petitioner's Exhibit 1. Testimony indicated that due to extensive landscaping and fencing on the property, and the location of existing improvements thereon, practical difficulty and unreasonable hardship would result if strict compliance is required. In support of their request, Petitioners submitted letters from their neighbors, including the adjoining affected property owner, indicating they have no objections to their plans. Testimony indicated the relief requested would not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of August, 1991 that the Petition for Zoning Variance from Section 415.A.1 to permit a recreational vehicle (boat and trailer) to be located in the front and side yard in lieu of the required rear yard and 8 feet from the rear of the front foundation wall, and to amend the final development plan of Golden Tree, Section 4, in

ORDER RECEIVED FOR FILING  
 Date 8/27/91  
 By [Signature]

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the subject 16' aluminum bass fishing boat, made by Astro. In no event shall a boat of larger size be stored on the property in the location shown on Petitioner's Exhibit 1.

[Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
 Date 8/27/91  
 By [Signature]

Mr. & Mrs. Frank D. Fiori  
 631 Fuselage Avenue  
 Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE  
 N/S Fuselage Avenue, 40' W of Right Elevator Road  
 (631 Fuselage Avenue)  
 15th Election District - 6th Councilmanic District  
 Frank D. Fiori, et ux - Petitioners  
 Case No. 91-503-A

Dear Mr. & Mrs. Fiori:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]  
 TIMOTHY M. KOTROCO  
 Deputy Zoning Commissioner  
 for Baltimore County

TMK:bjs

cc: People's Counsel

File

**91-503-A**  
**PETITION FOR ZONING VARIANCE**  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-503-A**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415.A.1 to permit a recreational vehicle (boat and trailer) to be located in the front and side yard in lieu of the required rear yard and 8 feet from the rear of the front foundation wall, and to amend the final development plan of Golden Tree, Section 4, as more particularly described on Petitioner's Exhibit 1.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

1 - WILL HAVE TO MOVE PRIVACY FENCE.  
 2 - WILL HAVE TO REMOVE LANDSCAPED FLOWER GARDENS FROM LEFT AND RIGHT SIDES.  
 3 - WILL HAVE TO REMOVE STEPS FROM REAR DECK.  
 TOTAL COST, APPROXIMATELY \$1,600.00

ORDER RECEIVED FOR FILING  
 Date 8/27/91  
 By [Signature]

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Legal Owner(s):  
 FRANK D. FIORI  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 DIANE S. FIORI  
 (Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 631 FUSELAGE AVENUE  
 Address \_\_\_\_\_  
 BALTIMORE MARYLAND 21221  
 City and State \_\_\_\_\_  
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Attorney's Telephone No.: \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of August, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of August, 1991, at 2 o'clock P.M. BY JCL  
 I HEREBY CERTIFY  
 ANY TIME OR DATE  
 SCHEDULE FOR WEEK OF 8/27 TO 9/3/91 (over)  
 IE. POSTER

**ZONING DESCRIPTION**  
 BEGINNING AT A POINT ON THE NORTHEAST CORNER OF FUSELAGE AVE. AT A DISTANCE OF 40 FT WEST OF THE CENTERLINE OF RIGHT ELEVATOR RD. BEING KNOWN AS LOT 570 SHANNON PLAT PLAT 15, 15th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND  
 2 SECTION 4 OF GOLDEN TREE RESUBDIVISION AS 631 FUSELAGE AVE IN THE 15th ELECTION DISTRICT. 2.13± AC.

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLAT PREPARED BY BALTO. CO.  
 [Signature]  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**91-503-A**

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 15th  
 Date of Posting 8/16/91  
 Posted for: Variance  
 Petitioner: Frank D. Fiori  
 Location of property: N/S Fuselage Ave, 40' W of Right Elevator Rd.  
 631 Fuselage Ave  
 Location of Signs: Signs on both sides of road, 10' from driveway on property of Petitioner  
 Remarks: \_\_\_\_\_  
 Posted by: [Signature]  
 Date of return: 8/16/91  
 Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. 8/1, 1991  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1991.  
 S. Zake Orlem  
 THE JEFFERSONIAN,  
 S. Zake Orlem  
 Publisher  
 \$ 70.76

NOTICE OF HEARING  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property described herein at Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.  
 Case Number: 91-503-A  
 N/S Fuselage Avenue, 40' W of Right Elevator Road  
 631 Fuselage Avenue  
 15th Election District  
 6th Councilmanic District  
 Petitioner(s):  
 Frank D. Fiori, et ux  
 Hearing Date: Tuesday, Aug. 27, 1991 at 2:00 p.m.  
 Variance: to permit a recreational vehicle (boat and trailer) to be located in the front and side yard instead of the required 8 ft. to the rear of the front foundation wall, and to amend the Final Development Plan of Golden Tree, Section 4.  
 Zoning Commissioner of Baltimore County  
 N/A/8013 August 1

**CERTIFICATE OF PUBLICATION**  
 8/1, 1991  
 THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/1, 1991.  
 NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER  
 S. Zake Orlem  
 Publisher  
 \$ 70.76

**receipt**

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21286

Account: R-001-6150  
Number

Date: 7/21/91

DESCRIPTION	QTY	PRICE
PLANNING VARIANCE FEE	1 X	\$35.00
LAST NAME OF OWNER: FIORI		
<b>TOTAL:</b>		<b>\$35.00</b>

03401401171CHRC  
Please Make Checks Payable To: Baltimore County 011171R05-21-91 \$35.00

Cashier Validation

**receipt**

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21286

Account: R-001-6150  
Number

Date: 7/27/91

Case: 91-503-A

N/S Fuselage Avenue, 40' W of Right Elevator Road  
631 Fuselage Avenue  
Frank D. Fiori  
Posting & Advertising Fee \$95.76

03401401171CHRC  
Please Make Checks Payable To: Baltimore County 011171R05-21-91 \$95.76

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

**COPY**

DATE: 8/16/91

Frank and Diane Fiori  
631 Fuselage Avenue  
Baltimore, Maryland 21221

RE:  
Case Number: 91-503-A  
N/S Fuselage Avenue, 40' W of Right Elevator Road  
631 Fuselage Avenue  
15th Election District - 6th Councilmanic  
Petitioner(s): Frank D. Fiori, et ux  
HEARING: TUESDAY, AUGUST 27, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

**COPY**

JULY 1, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-503-A  
N/S Fuselage Avenue, 40' W of Right Elevator Road  
631 Fuselage Avenue  
15th Election District - 6th Councilmanic  
Petitioner(s): Frank D. Fiori, et ux  
HEARING: TUESDAY, AUGUST 27, 1991 at 2:00 p.m.

Variance to permit a recreational vehicle (boat and trailer) to be located in the front and side yard forward of the required 8 ft. to the rear of the front foundation wall; and to amend the Final Development Plan of Golden Tree, Section 4.

Zoning Commissioner of  
Baltimore County

cc: Frank and Diane Fiori

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

July 31, 1991

Mr. & Mrs. Frank D. Fiori  
631 Fuselage Avenue  
Baltimore, MD 21221

RE: Item No. 443, Case No. 91-503-A  
Petitioner: Frank D. Fiori, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Fiori:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw  
Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21201

887-3353

Your petition has been received and accepted for filing this 5th day of June, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*Frank D. Fiori*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Frank D. Fiori, et ux  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: June 18, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Frank D. Fiori, Item No. 443

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
ITEM443/ZAC1

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: June 26, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 4, 1991

This office has no comments for items number 431, 441, 443, 447, 448, 449, 450, 451 and 453.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(501) 887-1500

MAY 31, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: FRANK D. FIORI  
Location: #631 FUSelage AVENUE  
Item No.: 443 Zoning Agenda: JUNE 4, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved  
REVIEWER: *Jeffrey Long* 6.3.91 Planning Group  
Special Inspection Division

*Jeffrey Long*  
Jeffrey Long  
Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 3, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for June 4, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 431, 441, 442, 443, 448, 449, and 451.

For Items 432, 439 and 444, the previous County Review Group comments are still applicable.

For Items 445, 446, 450 and 453, County Review Group Meetings are required.

For Item 447, this site is subject to the previous minor subdivision comments.

*Robert W. Bowling*  
Robert W. Bowling, P.E., Chief,  
Developers Engineering Division

RWB:s

received  
10/11/91



CASE NUMBER **91-503-A**

PETITIONER'S EXHIBIT # 2

DRIVEWAY MUST BE MOVED FROM DRIVE TO MAIN DRIVE FROM NEAR SIDE OF HOUSE TO CENTER DRIVE FROM #443

DRIVEWAY FENCE AND WOODS WALKWAY SIDE WOULD HAVE TO BE REMOVED #443

RAISED DRIVEWAY AND WOODS WALKWAY WOULD ALSO HAVE TO BE REMOVED #443

12 copies

CASE NUMBER **91-503-A**

PETITIONER'S EXHIBIT # 3

OTHER SIDE OF HOUSE HAS A FRONT PORCH AND 4 1/2" FENCE WHICH HAVE TO BE REMOVED AS WELL AS 30-32" FENCE AND DRIVEWAY #443

DRIVEWAY FENCE HAS A 4 1/2" FENCE WHICH BELONGS TO NEAR DRIVE WALKWAY WITH DRIVEWAY FENCE #443

**Plat to accompany Petition for Zoning  Variance  Special Hearing**

PROPERTY ADDRESS: 631 FUSELAGE AVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GOLDEN TREE  
plat book # SI 1010 # 86, lot # 37a, section # 4

OWNER: Frank D. & Diana P. Egan

DRIVEWAY MUST BE MOVED FROM DRIVE TO MAIN DRIVE FROM NEAR SIDE OF HOUSE TO CENTER DRIVE FROM #443

OTHER SIDE OF HOUSE HAS A FRONT PORCH AND 4 1/2" FENCE WHICH HAVE TO BE REMOVED AS WELL AS 30-32" FENCE AND DRIVEWAY #443

RAISED DRIVEWAY AND WOODS WALKWAY WOULD ALSO HAVE TO BE REMOVED #443

12 copies

**LOCATION INFORMATION**

Councilmanic District: 6  
Election District: 15  
1"=200' scale map: NE 4H  
Zoning: DR 5.5  
Lot size: 1/3 acreage 6,000 square feet

SEWER:  public  private  
WATER:  public  private  
Chesapeake Bay Critical Area:  yes  no  
Petor Zoning Hearings: NONE

**Zoning Office USE ONLY!**  
reviewed by: [Signature] ITEM #: 443 CASE#: 443

**PETITIONER'S EXHIBIT # 4**

North  
date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1"=30'

**91-503-A**

Petitioner's  
Exhibit  
3A  
Case 91-503-A



# 3  
5/20/91  
To Whom It May Concern:  
I have lived in the  
development for 4 years and the  
boat in the driveway at  
681 Fauslage Ave. has not  
caused or does not cause any  
inconvenience.

Mary Queen  
5 Jew Rd  
Baltimore, Md. 21221  
Tel 686-1066

91-503-A

PETITIONER'S  
EXHIBIT 4A

19 May 1991 # 4A3  
To Whom it May Concern  
Mr. Frank Fazio was telling me that due to county  
regulations that he has to move his boat and trailer  
off the parking pad in front of his house on Fauslage Ave.  
I think this is ridiculous.  
When we bought homes in this area we were told  
by the salesman, Bob Munn, that there was no  
association in this development and therefore would  
not be any problems with parking a boat, trailer,  
camper, etc on our property. Now some self-righteous,  
self-appointed few in our community are picking  
on a few people who don't support their beliefs.  
We pay for our property, and pay big taxes to  
support County government and we get for this  
as a hassle. It doesn't seem fair.  
We have no objections to anyone in the community  
of quietness parking their boats, trailers or camper on their  
parking pads in front of their home.

Sincerely,  
Ray M. Skidmore Sr.  
Susan A. Skidmore  
1 Box Circle  
Baltimore, Md 21221

91-503-A

PETITIONER'S  
EXHIBIT 4B

703 Fauslage Ave.  
Baltimore, Md. 21220-4533  
May 20, 1991 # 443

To Whom It May Concern: 91-503-A

Please be advised that we support  
Mr. Frank Fazio's being able to park  
his boat in his driveway.

We reside at 703 Fauslage Ave. and  
are the second house from Mr. Fazio.  
We would like to state that his boat is  
in very nice condition which is covered  
with a tarp also in the way but not  
convenient.

We haven't heard any complaints about Mr.  
Fazio's boat and frankly, can't understand  
why anyone would complain because  
one can see his boat, home and lawn  
are beautifully maintained.

We sincerely trust he may be  
allowed to leave his boat in said  
location.

Respectfully,  
M. Alvin Pulson 5-20-91  
Mrs. Alvin Pulson (Sister)

PETITIONER'S  
EXHIBIT 4C

Mrs. Davis Watkins # 443  
701 Fauslage Ave.  
Baltimore, Md. 21220-4533  
May 20, 1991

To Whom It May Concern:  
I would like to state that I reside at  
701 Fauslage Ave and that my property faces  
Mr. Fazio's.  
His boat and trailer are parked in his driveway  
on my right and in no way interfere with  
me or anyone else. Since I am the only  
person that is closely located to said boat  
I hereby lend my support to his being able  
to keep his boat where presently parked.

Respectfully,  
Davis V. Watkins

91-503-A

PETITIONER'S  
EXHIBIT 4D